

New Home Sales - Tennessee

(MSAs do not include out of state counties)

MSA/County	Volume										Median Price									
	1992	1994	1995	1996	1997	1998	1999	2000	2001	2002	1992	1994	1995	1996	1997	1998	1999	2000	2001	2002
State Total	10,117	16,969	19,493	17,227	16,608	17,290	17,689	17,151	15,735	15,552	\$79,300	\$96,000	\$101,950	\$115,950	\$121,900	\$124,942	\$132,400	\$136,135	\$140,000	\$141,900
Chattanooga		576	717	667	389	507	537	556	384	637		\$110,965	\$116,700	\$126,000	\$135,500	\$114,900	\$132,000	\$135,000	\$149,000	\$154,900
Clarksville		1,153	1,346	1,129	909	996	889	867	783	867		\$74,000	\$76,900	\$82,000	\$85,000	\$87,500	\$92,500	\$93,500	\$96,675	\$112,000
Cleveland**										176										\$113,700
Jackson		359	373	347	347	427	419	414	359	286		\$90,950	\$105,000	\$109,900	\$108,500	\$107,490	\$112,004	\$112,950	\$113,000	\$117,281
Johnson City**										267										\$137,000
Kingsport-Bristol**										212										\$118,700
Knoxville		2,410	2,715	1,777	1,901	2,210	2,306	2,408	1,483	935		\$100,950	\$100,200	\$115,500	\$117,000	\$120,275	\$125,000	\$132,125	\$142,900	\$140,000
Memphis		3,159	4,037	3,318	2,954	3,018	3,030	2,724	2,124	1,725		\$111,900	\$109,000	\$126,000	\$135,000	\$141,500	\$153,900	\$158,593	\$163,950	\$157,500
Morristown**										169										\$111,500
Nashville-																				
Murfreesboro		6,147	7,280	6,930	6,714	6,823	7,095	7,193	7,676	8,211		\$107,125	\$117,400	\$129,656	\$138,500	\$138,900	\$145,900	\$149,425	\$149,900	\$150,900
Non-MSA		2,344	2,171	2,401	2,625	2,643	2,694	2,466	2,420	2,067		\$72,900	\$79,500	\$84,500	\$89,500	\$91,900	\$95,500	\$95,563	\$100,000	\$110,000
Tri-Cities		821	854	658	769	666	719	523	506			\$78,000	\$85,968	\$103,000	\$105,000	\$119,000	\$118,000	\$125,000	\$124,000	
Anderson*	152	118	66	61	57	52	63	34	51	34	\$86,950	\$84,000	\$110,500	\$133,000	\$130,000	\$133,025	\$137,500	\$139,343	\$131,000	\$145,000
Bedford	51	54	60	83	112	127	160	189	171	157	\$65,500	\$65,950	\$73,335	\$73,500	\$80,500	\$81,500	\$80,000	\$79,000	\$81,500	\$85,700
Benton	0	2	1	3	4	3	3	0	1	5	\$0	\$40,000	\$46,000	\$0	\$0	\$0	\$130,000	\$0	\$116,500	\$78,000
Bledsoe	2	0	1	0	2	5	2	2	2	1	\$48,500	\$0	\$24,000	\$0	\$0	\$0	\$79,390	\$100,918	\$169,750	\$54,100
Blount*	187	310	218	317	336	270	222	356	368	357	\$78,200	\$89,900	\$107,000	\$102,000	\$102,950	\$105,000	\$104,950	\$112,103	\$122,050	\$139,000
Bradley**	137	124	128	153	179	193	164	185	202	166	\$56,000	\$76,500	\$77,200	\$89,000	\$92,000	\$97,500	\$94,000	\$102,900	\$112,875	\$115,000
Campbell	39	59	52	65	75	74	76	58	78	54	\$61,500	\$57,750	\$62,950	\$74,000	\$74,700	\$79,950	\$83,700	\$91,000	\$86,950	\$106,825
Cannon**	10	17	9	11	10	11	25	12	13	19	\$54,550	\$18,750	\$74,500	\$65,000	\$76,500	\$86,000	\$87,800	\$102,500	\$95,350	\$100,000
Carroll	11	10	13	13	13	9	14	13	9	10	\$53,000	\$54,750	\$63,500	\$74,000	\$100,000	\$0	\$119,900	\$107,000	\$98,000	\$128,750
Carter*	5	16	32	18	38	13	26	18	17	27	\$49,500	\$69,450	\$71,500	\$79,700	\$79,200	\$89,300	\$79,900	\$103,500	\$104,000	\$100,000
Cheatham*	70	200	173	211	197	176	206	162	135	108	\$72,900	\$84,200	\$92,000	\$112,100	\$109,900	\$112,700	\$112,778	\$114,350	\$117,000	\$130,750
Chester*	8	8	9	3	9	17	10	11	14	19	\$47,750	\$70,500	\$72,000	\$0	\$0	\$115,500	\$79,400	\$89,500	\$93,050	\$95,000
Claiborne	13	12	15	17	26	19	30	22	33	16	\$43,000	\$52,250	\$66,000	\$73,000	\$73,500	\$73,500	\$83,000	\$65,150	\$85,000	\$86,300
Clay	1	0	1	0	1	1	0	0	0	0	\$44,600	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cocke	5	9	9	2	7	9	12	17	19	18	\$53,000	\$31,400	\$61,000	\$0	\$0	\$0	\$91,500	\$92,500	\$88,570	\$90,250
Coffee	120	130	119	114	114	111	96	96	80	134	\$75,647	\$84,900	\$93,000	\$96,650	\$93,865	\$98,900	\$111,250	\$98,313	\$103,850	\$89,900
Crockett	11	4	9	5	8	10	5	13	5	10	\$41,500	\$42,438	\$49,000	\$0	\$0	\$61,400	\$76,000	\$73,000	\$77,500	\$88,250
Cumberland	94	109	141	124	154	173	184	162	137	156	\$57,250	\$72,400	\$75,000	\$79,750	\$84,950	\$97,500	\$105,000	\$116,500	\$120,000	\$121,350
Davidson*	1,336	1,553	2,253	1,729	1,614	1,172	1,082	1,678	2,286	2,303	\$103,930	\$118,250	\$118,650	\$139,000	\$147,163	\$153,070	\$159,900	\$158,877	\$159,625	\$156,900
Decatur	1	4	2	0	3	1	5	6	3	3	\$10,000	\$21,250	\$81,500	\$0	\$0	\$0	\$49,900	\$89,000	\$125,000	\$71,000
DeKalb	7	7	16	17	22	24	25	26	22	23	\$48,000	\$45,000	\$71,425	\$89,000	\$82,750	\$85,000	\$90,000	\$94,250	\$89,200	\$85,000
Dickson*	75	97	81	93	112	118	149	119	156	148	\$68,500	\$69,700	\$81,900	\$92,500	\$94,800	\$98,600	\$105,000	\$118,000	\$119,900	\$124,700
Dyer	50	69	49	45	80	83	81	80	50	45	\$58,850	\$75,000	\$88,500	\$78,650	\$82,000	\$88,500	\$84,900	\$90,000	\$88,800	\$89,500
Fayette*	18	30	34	37	103	101	213	192	193	150	\$59,975	\$25,250	\$80,348	\$97,900	\$102,900	\$126,900	\$129,594	\$141,550	\$147,000	\$136,505
Fentress	6	9	9	16	6	6	6	4	13	15	\$33,230	\$49,500	\$45,000	\$71,500	\$0	\$0	\$85,000	\$86,000	\$77,000	\$85,500
Franklin	24	77	66	78	87	68	60	73	64	46	\$61,125	\$68,900	\$76,500	\$77,250	\$81,000	\$89,000	\$98,752	\$90,900	\$106,750	\$108,500
Gibson	24	29	32	23	25	31	47	40	45	44	\$53,000	\$71,500	\$79,250	\$93,900	\$96,300	\$97,000	\$92,500	\$98,800	\$105,600	\$123,400
Giles	9	23	25	26	27	37	29	24	21	14	\$63,600	\$65,000	\$65,000	\$73,250	\$70,000	\$82,500	\$79,825	\$80,750	\$80,000	\$121,250
Grainger**	5	0	1	2	0	9	3	8	15	13	\$47,500	\$0	\$72,900	\$0	\$0	\$0	\$100,000	\$88,800	\$96,000	\$104,000
Greene	32	37	57	78	94	90	64	75	45	37	\$58,500	\$61,000	\$77,000	\$87,450	\$94,250	\$104,500	\$109,950	\$114,000	\$113,109	\$120,493
Grundy	0	1	1	1	3	1	1	0	5	1	\$0	\$10,000	\$32,000	\$0	\$0	\$0	\$70,000	\$0	\$91,000	\$71,600
Hamblen**	60	172	157	162	168	159	146	116	113	63	\$69,950	\$85,250	\$92,600	\$92,350	\$93,950	\$100,900	\$109,000	\$123,700	\$120,600	\$111,500
Hamilton*	439	564	706	654	368	489	507	535	372	605	\$87,350	\$112,041	\$117,500	\$126,750	\$141,950	\$116,000	\$134,500	\$136,350	\$150,850	\$159,000
Hancock	1	3	4	9	6	8	7	6	2	1	\$43,000	\$40,000	\$54,500	\$0	\$0	\$0	\$72,500	\$79,000	\$76,250	\$80,000
Hardeman	13	7	3	5	4	7	8	4	7	4	\$42,000	\$44,000	\$118,000	\$0	\$0	\$0	\$78,500	\$73,000	\$85,500	\$106,500
Hardin	10	29	30	31	34	48	51	30	41	34	\$78,000	\$66,500	\$68,500	\$75,000	\$81,608	\$93,000	\$86,000	\$92,000	\$107,495	\$105,000
Hawkins*	73	87	75	49	124	84	129	74	68	61	\$64,000	\$68,120	\$75,000	\$82,500	\$85,150	\$89,900	\$94,000	\$93,750	\$102,450	\$108,000
Haywood	11	18	18	12	16	19	13	10	3	2	\$51,000	\$47,250	\$92,500	\$78,500	\$80,500	\$83,000	\$108,000	\$132,500	\$135,000	\$180,500
Henderson	30	34	34	56	52	49	40	31	28	16	\$61,950	\$69,750	\$72,200	\$77,490	\$99,000	\$99,500	\$99,250	\$114,000	\$103,500	\$108,250
Henry	8	26	21	12	13	19	16	27	13	13	\$62,500	\$80,500	\$92,000	\$111,300	\$99,000	\$121,500	\$144,750	\$147,500	\$135,000	\$138,000
Hickman**	27	13	16	16	23	19	23	21	29	33	\$50,900	\$53,700	\$62,450	\$78,450	\$85,000	\$95,000	\$95,500	\$93,500	\$97,500	\$96,900
Houston	1	5	6	4	4	4	4	14	3	4	\$12,000	\$46,500	\$58,000	\$0	\$0	\$0	\$69,800	\$76,000	\$77,000	\$76,250
Humphreys	9	10	24	25	25	18	32	20	22	19	\$49,900	\$54,250	\$61,250	\$77,000	\$79,900	\$81,750	\$87,450	\$96,700	\$85,750	\$69,000
Jackson	11	2	5	1	5	3	3	6	1	4	\$42,000	\$17,250	\$47,700	\$0	\$0	\$0	\$62,800	\$75,200	\$65,000	\$69,400
Jefferson**	41	60	48	58	86	107	114	80	73	93	\$26,000	\$60,000	\$82,250	\$89,000	\$91,200	\$93,200	\$101,000	\$97,110	\$107,000	\$111,900
Johnson	11	7	1	7	7	1	5	3	4	11	\$39,900	\$48,000	\$89,500	\$0	\$0	\$0	\$65,000	\$77,250	\$114,950	\$119,000
Knox*	1,345	1,670	1,909	977	1,104	1,427	1,586	1,584	666	372	\$99,710	\$110,608	\$105,900	\$124,000	\$126,000	\$124,900	\$126,438	\$138,044	\$165,740	\$140,363
Lake	1	0	0	0	0	1	3	1	7	0	\$41,000	\$0	\$0	\$0	\$0	\$0	\$48,000	\$74,000	\$66,000	\$0
Lauderdale	16	18	11	19	23	17	24	19	19	26	\$50,500	\$58,000	\$60,000	\$58,500	\$60,000	\$72,000	\$87,950	\$83,000	\$85,000	\$82,250
Lawrence	7	5	7	50	43	40	49	35	27	25	\$16,755	\$75,000	\$70,000	\$80,750	\$85,000	\$88,500	\$88,500	\$89,800	\$95,400	\$90,500

New Home Sales - Tennessee

(MSAs do not include out of state counties)

MSA/County	Volume										Median Price									
	1992	1994	1995	1996	1997	1998	1999	2000	2001	2002	1992	1994	1995	1996	1997	1998	1999	2000	2001	2002
Lewis	13	24	16	33	24	19	17	9	5	5	\$44,500	\$65,428	\$85,850	\$87,235	\$79,650	\$81,900	\$87,500	\$79,900	\$94,000	\$74,000
Lincoln	24	30	29	23	20	23	25	27	22	30	\$53,750	\$64,950	\$82,000	\$95,000	\$112,000	\$101,500	\$105,000	\$112,500	\$77,000	\$82,250
Loudon*	46	115	114	98	65	132	87	141	136	150	\$46,500	\$87,400	\$114,900	\$145,750	\$120,000	\$123,050	\$124,900	\$120,000	\$140,315	\$149,900
Macon**	22	18	19	12	20	37	32	17	24	19	\$48,950	\$54,500	\$59,250	\$63,400	\$73,000	\$74,250	\$73,295	\$73,000	\$86,200	\$79,900
Madison*	48	359	364	344	338	410	409	403	345	267	\$68,500	\$90,950	\$108,000	\$110,271	\$108,182	\$107,011	\$112,250	\$113,500	\$114,000	\$119,100
Marion*	15	12	11	13	21	18	30	21	12	21	\$46,900	\$57,500	\$70,000	\$90,000	\$82,500	\$96,300	\$89,000	\$92,400	\$100,000	\$92,500
Marshall	49	83	77	77	82	83	79	83	59	39	\$69,000	\$75,900	\$75,500	\$78,900	\$84,200	\$81,000	\$88,550	\$87,550	\$89,750	\$87,500
Maury	366	374	265	345	278	265	277	259	269	284	\$76,950	\$89,990	\$96,900	\$103,900	\$114,700	\$112,200	\$119,900	\$119,990	\$120,700	\$128,450
McMinn	32	64	57	58	70	49	36	43	44	32	\$48,000	\$76,450	\$88,480	\$99,950	\$95,500	\$96,000	\$92,450	\$89,900	\$99,000	\$104,750
McNairy	13	5	9	14	20	27	29	37	40	24	\$43,000	\$50,000	\$45,500	\$49,700	\$56,100	\$57,000	\$69,000	\$75,000	\$82,750	\$74,500
Meigs	6	4	4	8	3	13	8	8	8	5	\$50,100	\$31,250	\$52,375	\$0	\$0	\$60,000	\$87,950	\$82,700	\$135,500	\$120,000
Monroe	3	38	35	40	34	38	37	61	62	47	\$15,000	\$52,250	\$59,900	\$70,750	\$76,300	\$89,700	\$101,800	\$90,000	\$96,450	\$102,500
Montgomery*	1,033	1,153	1,346	1,129	909	996	889	867	783	858	\$66,250	\$74,000	\$76,900	\$82,000	\$85,000	\$87,500	\$92,500	\$93,500	\$96,675	\$112,000
Moore	4	5	1	2	2	6	7	15	11	10	\$64,010	\$18,000	\$76,000	\$0	\$0	\$0	\$88,000	\$81,000	\$82,000	\$87,338
Morgan	1	2	1	3	0	3	2	6	11	6	\$50,000	\$58,050	\$89,000	\$0	\$0	\$0	\$90,500	\$59,750	\$95,000	\$105,000
Obion	11	11	15	21	24	19	40	23	10	12	\$46,900	\$19,000	\$68,500	\$83,400	\$89,700	\$91,500	\$99,000	\$92,500	\$105,750	\$93,400
Overton	2	5	5	8	5	11	8	7	15	8	\$62,250	\$46,000	\$70,000	\$0	\$0	\$107,000	\$78,750	\$74,000	\$83,000	\$85,375
Perry	0	2	3	4	1		3	2	4	2	\$0	\$17,750	\$63,000	\$0	\$0	\$0	\$49,900	\$55,950	\$35,200	\$75,638
Pickett	7	8	4	8	7	11	9	3	10	7	\$42,500	\$47,450	\$71,250	\$0	\$0	\$84,500	\$132,500	\$97,500	\$136,500	\$152,000
Polk**	6	10	13	7	11	9	18	7	14	10	\$45,800	\$30,650	\$55,000	\$0	\$74,500	\$0	\$83,250	\$82,000	\$96,000	\$85,800
Putnam	172	207	212	168	190	114	162	60	148	130	\$69,000	\$82,000	\$83,950	\$88,500	\$95,000	\$107,250	\$120,700	\$129,700	\$124,000	\$130,675
Rhea	10	22	27	21	30	36	41	52	50	33	\$62,375	\$66,200	\$82,000	\$69,900	\$73,200	\$79,900	\$82,500	\$78,200	\$78,000	\$88,000
Roane	38	41	36	39	48	56	41	32	35	27	\$50,750	\$73,500	\$87,750	\$110,000	\$95,500	\$93,115	\$98,000	\$138,200	\$135,000	\$146,000
Robertson*	148	250	259	284	294	293	286	318	313	321	\$69,900	\$76,598	\$89,900	\$100,950	\$106,200	\$104,900	\$117,918	\$127,000	\$128,900	\$129,000
Rutherford*	1,000	1,769	2,003	1,953	1,821	1,896	1,971	2,076	2,131	2,401	\$76,900	\$87,900	\$92,200	\$99,000	\$105,900	\$110,900	\$119,625	\$114,590	\$120,000	\$124,170
Scott	5	9	1	2	12	10	1	8	1	6	\$38,000	\$34,980	\$132,500	\$0	\$48,500	\$81,250	\$42,500	\$70,875	\$79,900	\$90,750
Sequatchie**	3	16	9	5	11	13	14	18	24	11	\$11,000	\$39,000	\$72,500	\$0	\$75,000	\$80,000	\$82,500	\$83,750	\$81,750	\$94,000
Sevier	72	183	379	295	307	301	318	269	242	319	\$65,750	\$86,400	\$91,500	\$110,000	\$110,000	\$122,000	\$135,000	\$147,000	\$140,950	\$142,500
Shelby*	NA	2,840	3,695	2,984	2,557	2,563	2,440	2,185	1,626	1,311	NA	\$115,900	\$114,385	\$129,900	\$143,150	\$149,290	\$163,044	\$168,817	\$175,900	\$165,900
Smith**	25	18	21	22	29	17	9	12	6	9	\$53,860	\$57,000	\$68,900	\$77,000	\$85,000	\$84,500	\$127,000	\$109,750	\$96,302	\$164,697
Stewart**	16	26	16	10	21	22	22	13	13	9	\$57,850	\$70,000	\$73,000	\$82,500	\$84,500	\$98,000	\$111,000	\$112,000	\$129,750	\$157,000
Sullivan*	234	341	361	244	233	230	216	166	148	151	\$85,000	\$71,500	\$89,000	\$121,500	\$120,000	\$135,000	\$123,450	\$127,182	\$114,975	\$124,900
Sumner*	392	631	658	773	685	969	1,019	847	765	730	\$81,950	\$101,950	\$119,388	\$130,000	\$139,950	\$133,785	\$142,500	\$141,000	\$150,485	\$160,000
Tipton*	293	289	308	297	294	354	377	347	305	264	\$71,000	\$81,900	\$88,750	\$100,000	\$106,500	\$113,900	\$118,000	\$121,000	\$126,000	\$130,700
Trousdale**	3	3	1	6	3	3	1	6	4	6	\$51,000	\$49,500	\$145,000	\$0	\$0	\$0	\$185,000	\$91,000	\$87,450	\$95,064
Unicoi*	12	17	12	1	11	11	4	9	10	16	\$36,500	\$33,780	\$118,000	\$0	\$115,900	\$162,000	\$93,950	\$142,450	\$154,588	\$158,450
Union*	5	14	29	29	32	28	30	24	20	22	\$48,800	\$64,500	\$68,800	\$66,000	\$71,950	\$78,200	\$77,250	\$70,950	\$80,500	\$89,900
Van Buren	1	2	0	4	2	2	3	7	3	0	\$10,000	\$22,000	\$0	\$0	\$0		\$139,000	\$98,600	\$64,000	\$0
Warren	46	68	53	54	58	78	73	69	52	31	\$56,750	\$62,250	\$79,900	\$93,750	\$101,250	\$89,700	\$98,000	\$84,500	\$83,000	\$77,500
Washington*	267	360	374	346	363	328	344	256	263	240	\$69,000	\$89,250	\$90,620	\$100,500	\$117,681	\$124,500	\$129,250	\$134,950	\$137,200	\$139,450
Wayne	1	2	4	3	0	1	4	0	3	2	\$85,000	\$11,250	\$62,500	\$0	\$0	\$0	\$39,500	\$0	\$85,730	\$70,000
Weakley	6	16	13	21	22	32	24	19	17	22	\$82,575	\$82,250	\$82,500	\$82,500	\$106,250	\$97,750	\$95,856	\$99,500	\$114,500	\$126,000
White	19	28	24	40	37	32	42	35	31	22	\$48,000	\$55,750	\$65,000	\$64,500	\$75,500	\$72,850	\$79,750	\$80,060	\$76,500	\$71,500
Williamson*	790	1,194	1,397	1,400	1,476	1,636	1,769	1,391	1,355	1,650	\$130,950	\$152,280	\$178,881	\$187,404	\$199,000	\$197,697	\$207,000	\$226,115	\$226,485	\$239,988
Wilson*	241	453	456	487	515	563	613	602	535	464	\$86,950	\$110,000	\$121,397	\$132,000	\$140,000	\$139,500	\$141,811	\$153,060	\$151,000	\$149,250

* MSA Counties

Redefined MSA areas and MSA counties--effective 2003

Note: Previously Tri-Cities area are now divided, establishing Johnson City and Kingsport-Bristol MSAs.

Note: Nashville MSA includes five additional counties and renamed Nashville-Davidson--Murfreesboro, TN MSA

Note: Chattanooga MSA was redefined with one additional county

Source: THDA tabulations of home sales data obtained from the Property Assessment Division, Comptroller's Office, State of TN.